

Boudinot Mansion
Known as Boxwood Hall
1073 East Jersey Street
Elizabeth, Union County, New Jersey

HABS-NJ-476

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
District of New Jersey

Historic American Buildings Survey
Seymour Williams, F.A.I.A., District Officer
133 Central Avenue, Rahway, New Jersey

Boudinot Mansion
(Known as Boxwood Hall since 1877)
1073 East Jersey Street
Elizabeth, Union County,
New Jersey.

Owner: The State of New Jersey.

Custodian : The Commission on Historic Sites.

Date of Erection : Before 1768. Two lateral wings demolished 1870 when two stories were superimposed on the remaining central unit and a rear service wing added.

Architect : Unknown.

Builder : The Hon. Samuel Woodruff, original owner, died 1768. Alterations by Capt. Wm. C. DeHart 2nd., owner, 1870.

Present Condition : Restoration begun in March 1942 by the State of New Jersey, as a W.P.A. project under direction of Herbert N. Moffett, Archt., deputy district officer of HABS. (Died Dec. 1942)

Number of stories : Two and one-half over cellar, after removal of the two upper stories added in 1870.

Materials of Construction :

Foundation- Stone masonry, coursed above grade.

Exterior Walls- Timber frame, brick-filled, shingled; original red paint remaining under present drab color is to be restored, with white trim.

Interior Walls- Plank partitions, lathed and plastered.

Chimnies- Original brick, inside gable end walls.

Roof- Restored gable, asbestos-shingled. New cornices.

Historical Data : The following two extracts from published accounts of 1844 and 1868 in reference to the Hon. Elias Boudinot's residences in Elizabeth served to introduce our inquiry for the facts to identify the original and succeeding owners of this house :-

(I) Dr. Elias Boudinot, born in Philadelphia 2 May 1740, descendant of Huguenot ancestors. After completing a course of classical preparation, he studied law with Richard Stockton, a member of the first Congress, and whose sister he afterwards married. When admitted to the bar, he selected this town for his residence, and lived several years in the old

building, now almost in ruins, and known as the Whitlock House, in Meadow Street, next south of the residence of Mr. James G. Nuttman. (Rev. Nicholas Murray, Notes Historical and Biographical concerning Elizabeth-town, 1844, reprint 1941, p. III.)

(2) The Hon. Elias Boudinot was born at Philadelphia, April 21 (old style) 1740, studied law with his brother-in-law Richard Stockton, Esq., at Princeton, was licensed in November 1760 and commenced practice in this town. He married April 21, 1762, Hannah, sister of Richard Stockton. He resided first in a smaller and then in a larger house on Jersey Street, both of which he bought of Alderman Woodruff or his heirs, in the latter of which Mr. Woodruff lived until his decease. (Rev. E.F. Hatfield, History of Elizabeth, N. J., 1868, page 588.)

ELIAS BOUDINOT'S HOUSE ON MADISON AVENUE IN 1763.

(Not the house here considered in Survey)

The identity of the "Whitlock House in Meadow Street", now Madison Avenue, with the "Smaller" house purchased by Boudinot from Samuel Woodruff as above stated is clearly established by the following extracts from the land records of Essex County.

(1) Mortgage dated 10 March 1785, by which George Pugh of Elizabeth Town, "Practitioner in Physic", and wife Mary, conveyed to "Elias Boudinot of the same place, Councillor at law", as security for payment of 350 Pounds current money of New York, "All that certain dwelling house and lot of land in which Elias Boudinot formerly lived and in which Silas Halsey now luges, being the house and part of the lot which the said Elias purchased of the late Samuel Woodruff esquire by deed dated 22nd of July Anno. Dom. 1763, situated on the easterly side of the road leading to Woodruff's farms." (a)

Footnotes :

(a) Recorded in Essex County Mortgage Book B., page 87. The deed of 22 July 1763 mentioned therein is not found on record either in the County books or in those of the Province, the latter now filed in the office of Secretary of State. Probably this mortgage covered the purchase price money, deed of which supposed conveyance from Boudinot to Pugh in 1785 is likewise unrecorded. The will of George Pugh, "Late of the Island of Jamaica but now of Elizabeth Town", dated 7 Nov. 1785 and proved 9 Jan. 1786, names wife Mary and daughters Elizabeth Dorothy Pugh and Charlotte Spencer Pugh as devisees, with friends John DeHart and Elias Boudinot as executors. (Abstracts of Wills, published in N.J. Archives, XXXV, 317.) Dr. Pugh arrived in Elizabeth Town in 1770.

Evidently that mortgage was foreclosed after the death of Dr. Pugh within the same year, for Elias Boudinot regained possession and conveyed it to Ephraim Whitlock (b) as the following two items from the county records prove, viz.

(2) Mortgage dated 11 February 1804, Ephraim Whitlock conveys to Nancy Barber, both parties being of Elizabeth Town, as security for the payment of "A lot of land and premises on the east side of the main street from Elizabeth Town to Woodruff's Farms in Elizabeth Town aforesaid. Beginning at a stake for a corner, about 1.37 chains from where a parallel line with the front of the dwelling house on said lot, in which the said Ephraim Whitlock now lives, will intersect the line of said street, thence south 89 degrees east $9\frac{1}{2}$ rods to a stake, thence north 20 degrees in a parallel line with the street 17 rods less $2\frac{1}{2}$ feet to a stake, thence in a line parallel to the first line of the lot as aforesaid $9\frac{1}{2}$ rods to the said street, thence down the said street to the place of beginning, containing one acre. Bounded north by Nathan Woodruff's lot, eastward by a lot of land sold by G; Elias* to the honorable Jonathan Dayton Esqr., south by the lot of Isaac Woodruff Esqr. deceased, and west by the said main highway. Excepting the part sold and conveyed to Andrew Woodruff." No recital of mortgagor's title. (c)

(3) Mortgage dated 2 September 1805, Ephraim L. Whitlock to Susan Neimcuiez, both of Elizabeth Town, conveys as security for payment of \$400 and interest in one year, "All that messuage or dwelling house lot of land and premises with their appurtenances where the said Ephraim L. Whitlock now lives, situate in Elizabeth Town aforesaid, being the same house and lot which the said Ephraim L. Whitlock purchased of Elias Boudinot Esquire.", with the description of lot same as above. (d)

(b) Col. Ephraim Lockhard Whitlock died 22 September 1825 aged 70; his wife Ann died 21 sept. 1826 aged 64, per gravestone inscriptions in First Presbyterian Churchyard, Elizabeth. He served as ensign in Capt. William Bond's Company in the Battle of Long Island, was promoted to Captain and served in many battles and was present at the surrender of Lord Cornwallis at Yorktown, Va. He was an original member of the Society of the Cincinnati. He married Anne Tiebout. (D.A.R. Lineage Book XVII, 689.)

(c) Essex County Mortgage Book F., page 689.

* G; Elias, as written in the mortgage book, evidently careless clerk's error for General Elias Dayton if not for General Elias Boudinot. The reference is obviously to the Boudinot Mansion lot adjacent on the east to Whitlock's, and which the Hon. Jonathan Dayton had obtained by 25 Sept. 1800 apparently from Boudinot.

(d) Essex County Mortgage Book G., p. 402. The deed from Elias Boudinot to Whitlock, mentioned therein, is not found on record.

This "Smaller house" on the east side of Meadow Street, purchased by Elias Boudinot from Samuel Woodruff by deed of 22 July 1763, as above recited, appears to have been on the site of that marked P.H. Gillhooly, no. 123-127 Madison Ave., next south of that marked Cornelia Notman, on the map of Elizabeth published in E. Robinson & Co. Atlas of Union County, N.J., 1906. By drawing the plot as described in the mortgage of 1804 and in deeds relative to the Isaac Woodruff lot next southward, the house is found to have stood about 315 feet north of and facing East Jersey Street. That site is now occupied by the Winfield Scott Public School No. 2.

RESIDENCE OF THE HONBLE. SAMUEL WOODRUFF, 1768.

(The house here surveyed, at no. 1073 E. Jersey St.) Having thus established by contemporary evidence cited in support of the Rev. Nicholas Murray's statement in 1844 that Elias Boudinot "lived several years . . . in the Whitlock house in Meadow Street", that he indeed purchased it from Samuel Woodruff, by deed of 22 July 1763, and sold it on or before 10 March 1785 to Dr. George Pugh at which date it was occupied by one Silas Halsey as tenant, recovered and sold it to Col. Ephraim L. Whitlock on or before 11 February 1804, we proceed to investigate the statement of the Rev. E. F. Hatfield in 1868 that Boudinot resided secondly "In a larger house on Jersey Street, both of which he bought of Alderman Samuel Woodruff or his heirs, in the latter of which Mr. Woodruff lived until his decease." No deed of conveyance of this "larger house" to Boudinot appears on record, unfortunately for the completeness of our search of title, and deduction from the following evidence from the public records is necessary in place thereof.

The bond given by Elizabeth Woodruff, widow of Samuel Woodruff Esq., deceased (intestate), Benjamin Woodruff minister of the Gospel, Joseph Woodruff merchant, and Isaac Woodruff Esq., all of the Borough of Elizabeth in the County of Essex, Province of New Jersey, as administrators upon the estate of "The Honorable Samuel Woodruff Esq. of the Borough, County and Province aforesaid, deceased", was dated 15 August 1768. (e)

(e) Samuel Woodruff Esq. died in Elizabeth 10 Aug. 1768 and was buried 11 Aug. in the First Presbyterian Ch. there per obituary notice; gravestone not found; a son of Joseph Woodruff who died 25 Sept. 1746 aged 72 per gravestone in said chyd. He was extensively engaged in merchandise, trading to the West Indies, one of the most influential citizens of Elizabeth, member of the Provincial Council 1757-68, named one of Common Council in the first charter of the Borough of Elizabeth dated 8 Feb. 1739/40, later an Alderman, and the Mayor 1751-59, president of Trustees of First Presb. Ch. 1758-65, Ruling Elder of same 1765, a trustee of College of N.J. 1749-68 (of which his sons Benjamin and Joseph were graduates in class of 1753). By his wife Elizabeth Odgen, who survived him, Samuel Woodruff had issue viz. Abigail b. 14 Sept. 1736 d. 27 Sep. 1736; Samuel b. 15 Mar. 1746, d. in Nov. 1747 (grvst. of both in Presb. Chyd.);

The following obituary notice appeared in the New York Gazette and Weekly Mercury of 15 August 1768 :-

"Elizabeth-Town, August 12, 1768. On Wednesday morning last, departed this Life after a short illness, the Hon. Samuel Woodruff, Esq.; one of His Majesty's Council for this Province. A Gentleman universally known for his undaunted Resolution, unshaken Fidelity, and just Decisions, in the Character of a Magistrate, for his Benevolence, Hospitality, public Spirit and Liberality, few, if any, excelled him. In his private Life were most eminently joined, the affectionate Husband, tender Parent, kind Master, faithful Friend, and to crown all, the cheerful and devout Christian. By his sudden Fall, several public, and important Places of Trust became vacant, all of which he filled with distinguished Integrity. His remains were decently interred Yesterday Afternoon in the first Presbyterian Church, attended by a numerous Concourse of People, from this and the neighboring Towns, when a very pertinent and judiciously applied Sermon was preached by the Rev. James Caldwell, from Isaiah lvii, 1.2. (f)

The Inventory of the "Personal Estate of the Honble. Samuel Woodruff Esq., deceased, taken ye 18th day of August 1768" by William Harrison and Timothy Edwards, appraisers, and Elizabeth Woodruff, Isaac Woodruff Esq., the Rev. Benjamin Woodruff and Joseph Woodruff Jr., administrators, lists the furniture in these named (and others implied) rooms in his late dwelling, viz. Blue Room, Crimson Room, Oak Room*, as also the milk-house, kitchen, cellar, chaise-house. Potatoes, barn and hayrack "at the farm", an anchor "on the new Dock", a boat named "Long Black", goods in the store, etc., at a total valuation of 1696 pounds, 2 shillings and 1 pence, plus outstanding debts due the estate, 300 pounds, and bonds at 3662 pounds, 8 shillings, 4 pence, indicate a man of very considerable wealth. (g)

Benjamin d. 3 Apr. 1803 pastor of Presb. Ch. Westfield, N.J.; Joseph buried 15 Feb. 1769 in 1st. Presb. Chyd. Elizabeth; and Elizabeth*who mar. the Rev. Joseph Treat pastor of 1st. Presb. Ch. of N.Y.C. (E.F.Hatfield, Hist. of Elizabeth, p. 582. Proceedings of N.J.Hist. Soc. 2d series II, 115. New Engl. Hist. & Genealog. Register 1890, pp.264 et seq. Inscript. 1st. Presb. and S. John's Chyds. Eliz. 1892. N.J.Archives, 1st. series, XXVI, 244, 259, 378.) *She mar. 1st. Ebenezer Bryant, of Elizabeth Town, attorney, who died 1761. (The Treat Family, 1893, p.253) (f) Abstracts of Newspapers, publ. in N.J.Archives, 1st. Series, XXVI, 244.

(g) Extracts from original Bond of Administrators and from Inventory of personal estate, now filed in office of Secretary of State, Trenton, N.J. Abstracts of same publ. in N.J.Archives XXXIII, 487.

* The panelled mantelpiece, cornice, door and widow trim, in the northwest rear parlor show blue paint under the present white. The crimson room was so named from the color of the upholstery of its furniture, as see the inventory of same taken 1769 upon the death of the son Joseph Woodruff. Oak woodwork has not been found in the interior trim of any room; the term "Oak Room" may refer to pine finished to resemble oak grain.

After the death of the Honble. Samuel Woodruff on 10 August 1768, evidently in the house here considered, the administrators advertised a public sale to be held "At the late Dwelling House of Samuel Woodruff Esq. deceased" on 13 September 1768, of "A great variety of goods, consisting of genteel household furniture, a number of negroes, males and female, old and young, excellent horses both for saddle and carriage, a neat caravan hung on springs, several pair of good oxen, the best milch cows, a number of young cattle, a herd of swine, a complete set of farming utensils, a quantity of well-oured hay, both English, fresh and salt, wheat, oats and flax in the sheaf, Indian corn in the ground, with other almost innumerable articles.", in the New York Journal or General Advertiser of 1st. September 1768. On 26 September following, the administrators advertised the adjourned sale to be held on 4 October, "When the remainder of the moveable estate will be sold, consisting of two large boats in good trim, a large anchor and cable, a neat singing clock, currant wine, a stout negro man, household furniture" etc. *

BECOMES RESIDENCE OF SON JOSEPH WOODRUFF JR.

The real estate of Samuel Woodruff Esq., deceased intestate as abovesaid, devolved upon his two sons, of whom Joseph came into possession of the paternal residence (here surveyed) on East Jersey Street by a deed of 13 October 1768 from the other son, the Rev. Benjamin Woodruff, as the following items shows :-

Mortgage dated 14 October 1768, Joseph Woodruff Jr., of the Borough of Elizabeth, Province of New Jersey, merchant, conveys to Benjamin Woodruff of same place, clerk, as security for payment of 900 pounds "current light money of New Jersey", "All that lot of land on which Joseph Woodruff the mortgagor now lives, situate in Elizabeth Town in the Borough aforesaid, and on which the Honorable Samuel Woodruff Esq., deceased, lately lived, bounded south and west by highways, Elias Boudinot and Nathan Woodruff, north by Joseph Woodruff Sr., and east by George Price, and which the said Joseph Woodruff Jr. holds by virtue of a Deed of Conveyance from the said Benjamin Woodruff to the said Joseph bearing date the Day before the date of these Presents, together with all & singular the Buildings & appurtenances to the same belonging." (Recorded in Essex Co. Mortgage Book A., p. 108.)

But this Joseph Woodruff Jr., who thus in 1768 succeeded his father, the Hon. Samuel Woodruff, in the possession and occupation of the house here surveyed, died within six months after him, in February 1769.

In his will dated 8 February 1769 and proved 10 days later, Joseph Woodruff Jr. of the Borough of Elizabeth, merchant, abovesaid, devised 500 pounds to his wife Rebeckah upon her releasing her dower rights in his estate, and the balance of the estate to his son Hunloke Woodruff, all to be sold in the event of his death under age. Bequests of 500 pounds each to "My brother Benjamin Woodruff and my sister Elizabeth Treat", 100 pounds to "My nephew
* * * * *

* Abstracts of Newspapers, published in N.J. Archives, 1st. series, XXVI, 259 and 282.

Samuel Woodruff the son of said Benjamin", 50 pounds to Mary daughter of said Benjamin, and 200 pounds to wife Rebeckah, were made, He appointed his "Friends William Peartree Smith and Elias Boudinot" as guardians of his son Hunloke Woodruff to age 21 years, and they with "My uncle Isaac Woodruff Esq." to be executors, with power to sell his real estate excepting "The House & Lott in which I now dwell, or the Store & Lott, adjoining

The Inventory of the personal property of Joseph Woodruff Jr., taken 22 February 1769, includes these items viz.- In the Green Room, wearing apparel of his father, silver-hilted sword, bible, the best bed, his portrait, gilt walnut sconce, 6 red rush-bottom chaire, oval gum-wood table, old square table, andirons, carpet and books. In the Chintz Room, a gilt sconce glass, 6 walnut chairs, 2 elbow chairs, a green cot, andirons. In the Blue Room, a greenfield bed, a pair of crimson check curtains, 7 small glass pictures, small looking-glass, walnut dressing table. In the Crimson Room, 10 crimson mahogany chairs, 2 arm-chairs, crimson settee, gilt pier glass, pair of mahogany dining tables, pair of mahogany card tables, pair of crimson damask window curtains. Other rooms listed are the Common Parlor, Back Parlor, Lower passage, Cellar, Kitchen, new Kitchen, kitchen chamber, and "Hunloke's Room at Princeton College". The total valuation of the personal estate was 1687 pounds 9 shillings and 4 pence. (h)

After the death of Joseph Woodruff Jr. in February 1769, his executors advertised a sale of his "Household furniture of which several items are genteel and almost new, together with some slaves, horses, cattle, two riding-chairs etc." to be held on 8 March 1769 at his late dwelling house at Elizabeth. (Extracts from the N.Y. Gazette and Weekly Mercury of 27 February 1769, reprinted in N.J. Archives, 1st. series, XXVI, 379.)

(h) Abstract of the will and inventory published in N.J. Archives, XXXIII, 487. Abstract of Inventory as above is from the original now filed in the office of the Secretary of State, Trenton, N.J.

Joseph Woodruff Jr., born about 1734 in Elizabeth, N.J., died there in Feb. 1769, merchant, son of the Hon. Samuel Woodruff, and was buried in 1st. Presb. Chyd. there. He received his degrees of B.A. from the College of N.J. 1753 and M.A. 1758. He married 1st. Ann Hunloke who died 28 June 1757 in 23rd yr. per gravestone, dau. of Capt. John Hunloke of Elizabeth, and had an only child, Hunloke Woodruff, born 23 Oct. 1764, who was a student at the College of N.J. (Princeton Univ.) in 1769 but did not graduate there, and who died 4 July 1811 in Albany, N.Y., having married 16 May 1779 Maria Lansing, dau. of Col. Jacob Lansing of that city, and had issue. Hunloke Woodruff studied medicine under Dr. Malachi Treat in N.Y.C. and served as Surgeon in 3rd Regt. New York during the Revolutionary War. Joseph Woodruff Jr. married 2ndly Rebeckah who survived him. (General Catalogue of Princeton University 1746-1906. N.J. Archives XXX, 255 and XXXIII, 211. Pearson, Collections on the History of Albany, IV, 184x.)

In the same advertisement was offered "To be let and entered upon immediately, the dwelling house late of the Hon. Samuel Woodruff Esq., deceased, at Elizabeth Town in New Jersey. This is a very large and handsomely finished house, with two wings. It is two stories high and has four large rooms on a floor, with a back piazza of the length of the house. The wings are also two stories high having several commodious apartments; the lot contains about three acres, on which are several convenient out-buildings, and a capacious well-enclosed garden with a small orchard behind it. The whole in the best repair." (Extracts from The New York Gazette and Weekly Mercury of 27 Feb. 1769; reprinted in N.J. Archives, 1st. series, XXVI, 379.) This is the earliest description of the house here surveyed, and is valuable accordingly, especially for the mention of the two wings which have since been demolished.

But the estate of Joseph Woodruff Jr. inherited from his father, Samuel Woodruff Esq., both being deceased, became insolvent, and the house was seized by the Sheriff as follows :

"At Elizabeth Town, New Jersey, by virtue of a Writ of Fieri Facias to me directed, at the suit of John Reid against the goods and chattels, lands and tenements, which were of Samuel Woodruff Esq., late deceased, at the time of his death, I have taken and seized the Dwelling House and lot of land wherein the said Samuel Woodruff lived, also all that lot of land and Store House, adjoining thereto, all which I shall expose to Sale by way of Public Vendue at the premises on Tuesday the 28th day of April next, between the hours of twelve and five in the afternoon of the same day. The above Dwelling House is two stories high, with four large rooms and a twelve foot entry on a floor, all genteely finished, and a cellar under the whole. There are also two large wings, two stories high, and well-finished. On the premises are a Barn, Stable, Coach House, Cow House and a garden containing about two acres of land, with a very fine assortment of fruit trees and an asparagus bed of near a quarter of an acre. Matthias Williamson, Sheriff. 26 February 1772." (Extracts from The New York Gazette or Weekly Post-Boy of 16 March 1772, reprinted in N.J. Archives, 1st. series, vol. XXVIII, 83.)

In the same issue of the Gazette, the executors of the estate of Joseph Woodruff Jr., deceased, announced that "There will be exposed to sale at the same time by the subscribers, a large House and Lot in Elizabeth Town, near Robert Odgen's Esq., in which Joseph Woodruff Jr., deceased, lately lived. Also a lot of land near the same, lying on Elizabeth River, containing about one acre, in which are two small tenements and a very convenient dock. Also a lot of salt meadow lying in Elizabeth Town Great Meadows, near the upland, containing about four acres."

In the 4 May 1772 issue of The New York Gazette and Weekly Mercury, it was stated that "The vendue of the real estate

of the late Joseph Woodruff Jr. of Elizabeth Town came on the 28th ult. when the several houses and lots, which are among the best and most conveniently situated in the place, were put up to sale, but very few bidders appearing, the vendue was adjourned until tomorrow the 5th of May, when those fine houses and lots will be peremptorily sold to the highest bidder without further adjournment. All gentlemen who incline either to double their money or desire to become proprietors of pleasant country seats, will give their attendance at 2 O'clock afternoon." (Abstracts from Newspapers reprinted in N.J. Archives, 1st. series, vol. XXVIII, 131.) Evidently bought by the Rev. Benjamin Woodruff (Bro. of Joseph Jr.), and John Barnes.

Finally, the issue of the same newspaper on 5 October 1772 carried this advertisement :- "To be sold at public vendue at the Merchant's Coffee House on Tuesday the 8th of October, or at private sale any time before, that commodious and well-finished House, with convenient Coach-House, Stable and Out-House, late the property of Samuel Woodruff, Esq., deceased, situated in the most agreeable part of Elizabeth Town, together with near four acres of exceeding good land adjoining thereto, including an extensive garden and good bearing orchard." * (Abstracts from Newspapers reprinted in N.J. Archives, 1st. series, vol. XXVIII, 265.) * "The conditions of sale will be made known by the Revd. Mr. Benjamin Woodruff at Elizabeth or John Barnes, N.Y.C.

Elias Boudinot, one of the two executors of the will of Joseph Woodruff Jr., is shown by the above quoted advertisements not to have been in possession of this Samuel Woodruff House on East Jersey Street before 5 October 1772. He may have acquired title to it between that date and one in 1777, in which latter year he moved with his family to a farm near Basking Ridge, in the mountains of Somerset County, some twenty miles from Elizabeth, in order to escape the British and Tory raids, but more likely in or soon after 1784 when he and the family returned to town. No deeds of conveyance to or from him concerning this property on East Jersey Street are on record, unfortunately for the chain of title.* But SEE ADDENDA on page 25.

Footnote

Isaac Woodruff Esq., named as uncle and appointed an executor in the will of Joseph Woodruff Jr. dated 8 February 1769 Elizabeth Town, was deputy Mayor of that place under Mayor John DeHart who died in 1795, and he died 17 Oct. 1803 in 82nd yr. per gravestone in Ist. Presb. Chyd., having served as a member of the Assembly. His wife Sarah died 5 Sept. 1799 in 77th yr. per gravestone. His children were :- Isaac d. 2 July 1804 in 61st yr; Sarah mar. Thomas Eaton; Lewis d. 27 Feb. 1816 aged 62; having marr Hannah Horton who mar. 2nd. Elisha Phinney and d. 24 July 1841 aged 87 per marble tablet on north wall of Ist. Presb. Ch.; Samuel d. before 1802; and Nehemiah d. after 1817. Isaac Woodruff Esq. purchased from the estate of his nephew Joseph Woodruff Jr., as stated in his will of 8 Feb. 1802 and described in a mortgage of 6 July 1773, and resided on the corner part of the lot, extending north from Jersey St. along Meadow St. (Madison Ave.) some 214 feet to "The lot of Elias Boudinot" and easterly along his line to the southeast corner of his garden, and southerly 20 degrees west "parallel to the said Mr. Bou-

Boudinot's former house on Meadow Street was occupied by a tenant, Silas Halsey, when he sold it to Dr. George Pugh in 1785 as shown by the mortgage cited on page 2 hereof, which evidence indicates Boudinot's residence being elsewhere in Elizabeth in that year. The statement appearing in the Rev. Edwin F. Hatfield's History of Elizabeth, 1868, that Boudinot bought and occupied the house of the Alderman Samuel Woodruff on Jersey Street, is acceptable here, no evidence to the contrary appearing on record. That Boudinot sold it to General Jonathan Dayton between 1795 and 1800 (in which former year Boudinot moved to Philadelphia) appears from the evidence of a mortgage on this property given by Dayton to him in the latter year, as appears hereafter at length. By a deed of 13 July 1795 Jonathan Dayton and wife Susannah conveyed to "The Honorable Elias Boudinot of the same place, Doctor of Laws", all parties being of Elizabeth Town, a house and two lots on the north side of Elizabeth Avenue near the Court House Square, mentioning Dayton's twelve-year residence therein, the consideration money being 1100 pounds. (Essex County Deed Book D., page 240.) Possibly this represented an exchange of properties between Boudinot and Dayton.

GOVERNOR WILLIAM FRANKLIN CONFINED AT BOUDINOT'S HOUSE.

SEE Correction. in Appendix, page 25.

In a letter dated Elizabeth Town 10 January 1776, William Alexander (alias Lord Stirling) wrote to John Hancock, the President of Congress, "As is evident from the last letter from the governor that he intends no longer to remain quiet, I thought it most prudent to secure him and remove him to this place. I accordingly sent orders to Lieut. Winds this morning for that purpose. I have provided good genteel lodgings for the governor at Mr. Boudinot's which I expect he will occupy this afternoon, and where I intend he shall remain until I have directions from Congress what to do with him." (Quoted in J.J. Boudinot, The Life, Public Services, Addresses and Letters of Elias Boudinot, LL.D., 2 vols., 1896, p. 12.) The reference is to William Franklin, the last royal governor of New Jersey, being taken into custody by the patriot Americans. In 1776, Boudinot still owned the house on Meadow Street, purchased from Samuel Woodruff in 1763; it has not been determined at what date between 1772 and 1784 he acquired the latter's house on Jersey Street.

dinot's east line" to Jersey St., and situated "Between the dwelling house formerly the property of Samuel Woodruff Esq., deceased, and the house commonly called and known by the name of the Green Store." This lot had some 160 feet frontage on East Jersey Street and 214 on Madison Avenue, at the corner. (Essex Co. Mortgage Book A., p. 281.) In the division of this lot among the heirs in 1817, the western half of the house, which faced Jersey St., was awarded to Isaac Woodruff's dau. Sarah Eaton and the eastern half to his son Nehemiah Woodruff. The former half has since been demolished but the latter half forms no. 1085, its front considerably remodelled.

BIOGRAPHICAL NOTES ON ELIAS BOUDINOT 1740-1821.

The armorial bearings of Elias Boudinot as found engraved by Maverick on a bookplate are described as "Azure, a chevron between two mullets in chief and a flaming heart in base Or. Crest - a wreath of leaves and berries. Motto- Soli deo gloria et honor." (C.K.Bolton, American Armory, 1927, p. 18.)

Elias Boudinot, born May 2, 1740, died October 24, 1821, fourth of same name in descent from Elias Boudinot (a prosperous merchant, elder of the Reformed Church, Seigneur de Cressy, who went from that place in France to London and thence to New York in 1687 and bought extensive tracts in Bergen County, N.J., and died in New York 1702), was a son of Elias Boudinot 3rd., a silversmith at Princeton, Postmaster at Trenton 1757, who died 4 July 1770 aged 63 according to his gravestone in the First Presbyterian Churchyard at Elizabeth, New Jersey, and his wife Catherine Williams of Antigua, British West Indies, who died 1st November 1765 aged 51 years.

The abovesaid Elias Boudinot 4th, born at Philadelphia, was licensed an attorney-at-law in 1760, sergeant-at-law 1770, after receiving a classical academy education and studying law with the Hon. Richard Stockton of Princeton (who was a signer of the Declaration of Independence 1776) whose sister Hannah Stockton he married on 21 April 1762, and whose wife Annis was Boudinot's sister. The interests of two wealthy and prominent families of New Jersey were thus united.

He settled in Elizabeth about 1761-62*, possibly influenced by the fact that his paternal aunts were Mary, wife of the Hon. John Chetwood, a Justice of the Supreme Court, and Jane, wife of the Rev. Thomas B. Chandler, rector of St. John's Church, all of that place. (1) He purchased from the Mayor, Samuel Woodruff Esq., a one-acre lot and house on the east side of Meadow Street there (site of Winfield Public School on Madison Ave.) by deed of 22 July 1763 and occupied it during the several years until removal to a farm near Basking Ridge in 1777.

Elias Boudinot served as president of the Board of Trustees of the First Presbyterian Church of Elizabeth from 23 December 1765 to 21 December 1767.. He became a leader in his profession and received an honorary degree of Doctor of Laws from Yale College in 1790. He was a trustee of the College of New Jersey (Princeton University) from 1772 until his death in 1821. On 11 June 1774 he became a member of the Committee of Correspondence for Essex County, the organized movement for resistance to British oppression in the Colonies. In March 1775 he and William Livingston hurried the New Jersey Assembly into approving the proceedings of the First Continental Congress.

*The Rev. N. Murray, Notes Historical and Biographical concerning Elizabeth, 1844, reprint 1941, page III.

(1) See N.J.Archives XX, 151, note.

Boudinot served as aide-de-camp to Brigadier-General William Livingston at Elizabethtown Point in 1776, and on 15 May 1777 was commissioned to the important post of Commissary-General of Prisoners by the Congress. On 20 November in the same year, he was elected a delegate to Congress from New Jersey and re-elected thereto until 1784, serving as president of that body from 4 November 1782 and having acted as the secretary of foreign affairs thereof from 16 June previous. He served on more than thirty committees of Congress, usually as chairman. As president of Congress, he signed the treaties of peace with Great Britain in 1783 and of alliance with the King of France. He presided at the session of Congress held in Nassau Hall, Princeton College, at which General Washington was tendered the official thanks for his services "In establishing the freedom and independence of your country." In this capacity of president of the Continental Congress, Boudinot was the chief executive of the United States in Congress assembled, at a time previous to the adoption of the Constitution.

As a strong Federalist in politics, Boudinot influenced New Jersey to ratify the national Constitution, and was elected to the House of Representatives in the first, second, and third sessions of the United States Congress. He was appointed by President Washington to be superintendent of the U.S. Mint at Philadelphia in 1795, but resigned the position on 1st. July 1805 and retired to his home at no. 135 West Broad Street, Burlington, N.J. There he pursued study of Holy Scripture and compiled four religious books which were published. He became president of the American Bible Society in 1816, and died at Burlington 24 October 1821. (j)

On his monument in St. Mary's Churchyard in Burlington, is the inscription :- "Here lies the remains of the Honorable Elias Boudinot, LL.D., Born on the 2nd day of May A.D. 1740. He died on the 24th day of Oct. A.D. 1821. His life was an exhibition of fervent piety, of useful talent, and of extensive benevolence. His death was the triumph of Christian faith, the consummation of hope, the dawn and the pledge of endless felicity. To those who knew him not, no words can paint, and those who knew him, know all words are faint. Mark the perfect man and behold the upright, for the end of that man is peace." (Woodward and Hageman, History of Burlington and Mercer Counties, N.J., 1883, page 63.)*

(j) Dictionary of American Biography, 1929, vol.2, p.477. Rev. Nicholas Murray, Notes Historical and Biographical concerning Elizabeth-town, 1844, reprint 1941, page III. Rev. E.F.Hatfield, History of Elizabeth, 1868, page 588. W.W.Clayton, History of Union and Middlesex Counties, N.J., 1882, page III.

*This evidence of Boudinot's burial in Burlington, N.J., corrects the remarkable statement in B.J.Lossing's Pictorial Field Book of the Revolution, 1860, volume I, page 328, that Elias Boudinot was buried in the First Presbyterian Churchyard, Elizabeth, N.J., showing even a sketch of "Boudinot's Vault" there.

Returning to a consideration of the "Boudinot Mansion", at 1073 East Jersey Street, Elizabeth, it should be noted that if he acquired it from the estate of Joseph Woodruff Jr. at some date since 1772, he was not occupying it in 1777, for in that year he had removed his family * from that town to a farm near Basking Ridge, some twenty miles westward in the hills of Somerset County, to avoid the raids of Tories and British.

BOUDINOT'S ITINERARY 1777-1791.

Letters from Boudinot at camps above Philadelphia, dated successively from 22 July 1777 to 4 March 1778, are addressed to Mrs. Boudinot, Basking Ridge, N.J. One to General Washington is dated 13 May 1778, Basking Ridge, and those of 28 February, 3 May, and 17 May 1779 from the General are addressed to Boudinot at that place. Letters from Boudinot in March and April of that year are dated Philadelphia, and one to General Washington is dated 30 May 1780, Basking Ridge. Other letters are 23 September 1780 Elizabeth, 2 January, 19 January, 18 June, and 28 June, 1781 Basking Ridge. On 24 July in that year, he wrote from Philadelphia to his wife that he had obtained with difficulty a room at Mrs. Clark's at the corner of Front and Chestnut Streets in that city, likewise from that city in those of 2 October, 23 October, 30 October 1782. On 4 November of that year he wrote thence to his wife that he had "This moment accepted the President's chair of Congress. You must be here without delay.", and his letters thereafter to 23 June 1783 bear the same dateline, Philadelphia. Those written between 5 July and 6 November 1783 are from Princeton, N.J., and in one of 11 January 1784 he wrote from Elizabeth, N.J., to General Washington that "My little estate here reserved from the hands of the Powerful Enemy after a seven year expulsion." In a letter of 30 January 1784, Elizabeth, he writes of "Being at last peaceably settled in private life.", while those of 5 October 1784, 9 February 1785, and 12 December 1785 are also dated Elizabeth, N.J. (k)

During the first session of the U.S. Congress, at New York City, Boudinot resided with relatives there, and visited his home in Elizabeth as occasion permitted. At the third session, held in Philadelphia from 6 December 1790, he remained there and purchased the "Rose Hill" estate some three miles north of that city. His letter of 23 April 1791 is dated Elizabeth, N.J.; that of 26 December next at Philadelphia. (k)

*By his wife Hannah Stockton, b. 21 July 1736 in Princeton, d. 28 Oct. 1808 in Burlington, N.J., Elias Boudinot had issue two daughters viz. Susan Vergereau b. 21 Dec. 1764, d. 30 Nov. 1854 in Burlington, having mar. 1784 William Bradford, b. 14 Sept. 1755 in Phila., who d. 23 Aug. 1795, Attorney-General of the U.S. of A. under President Washington; all buried in St. Mary's Chyd., Burlington; and Anna Maria b. 11 Apr. 1772, d. 3 Sept. 1774. Elias Boudinot adopted his namesake, Elias Boudinot Caldwell, b. 3 Apr. 1776, orphaned son of the Rev. James Caldwell the murdered pastor of Elizabeth. (E.F. Hatfield, History of Elizabeth, 1868, pp. 588 and 535. Woodward and Hageman, Hist. of Burlington and Mercer Counties, N.J., 1883, page. 64.) (k) J.J. Boudinot, The Life of Elias Boudinot LL.D., 1896.

FUNERAL OF THE REV. JAMES CALDWELL , 27 NOVEMBER 1781.
(as reported in 1844 and 1848.)

(1) The Rev. James Caldwell, minister of the First Presbyterian Church in Elizabeth and an ardent patriot, was shot by a sentinel at the wharf at Elizabeth, Saturday, 24 November 1781; "Whither he had gone for a young lady who had come under the protection of a flag of truce from New York. His corpse was laid in the body of a wagon and was carried to the house of Mrs. Noel, his unwavering friend, whence it was buried, on Tuesday. ... After the religious services were ended, the corpse was placed on a large stone before the door of the house of Mrs. Noel, now the residence of Miss Spalding, where all could take a last view of the remains of their murdered pastor. After all had taken their last look, and before the coffin was closed, Dr. Boudinot* came forward, leading nine orphan children, and placing them around the bier of their parent, made an address of surpassing pathos to the multitude in their behalf." (Rev. Nicholas Murray, Notes Historical and Biographical concerning Elizabeth Town, 1844, reprint 1941, page 73.)

(2) Mr. Caldwell having thus fallen (24 Nov. 1781), his body was laid on the straw-covered bottom of a wagon and slowly conveyed toward his late home (1). The carriage did not take the direct way, but proceeded up Water Street, turning by the tavern into Broad Street, and thence to the intersection of the latter with Jersey Street. It was conveyed down Jersey Street to the residence of Mrs. Noel, the mansion since for many years the abode of the late General Jonathan Dayton, and now in the occupancy of Miss Spalding as a boarding school for young ladies. On the following Tuesday, it is believed to have been, when the friends of the deceased were gathered in large numbers to attend the funeral, the confined remains were exposed on a large stone at the doorway. " (Capt. Wm. C. DeHart, Passages in the History of Elizabethtown, published in the Essex Standard, Extra, 14 April 1846, Newark, N.J., reprinted in Proceedings of the Union County Historical Society, vol. 2, page 27.)

*Elias Boudinot received the honorary degree of Doctor of Laws from Yale College in 1790. An account similar to this of the Rev. N. Murray (who became pastor of the First Presbyterian Church of Elizabeth in 1833) appears in Barber and Howe, Historical Collections of the State of New Jersey, 1845, page 168, which cites "Memoirs recently published in the New York Observer!"/>

(1) Query. Does this mean he resided with Mrs. Noel? The parsonage on the Rahway Road west of Race St., Elizabeth, had been burned down by the British on 25 Feb. 1779. During 1778 Mr. Caldwell resided at Springfield, removed thence in the summer of 1779 to Connecticut Farms, and after the murder of his wife there by a British soldier on 25 June 1780, he resided on a small farm at New Providence until his decease. The Presbyterian Church at Elizabeth was burned down by the British on 25 Jan. 1780. (The Rev. E. F. Hatfield, History of Elizabeth, N.J., 1868, page 526.)

The account of the murder and funeral of the Rev. James Caldwell as given in Hatfield's History of Elizabeth, 1868, page 532, cites both Murrays "Notes" and DeHart's "Passages", quoted above. The accounts of these events which appear in L.R. Field, Historic Sketch of Boxwood Hall, 1926, and F.B. Kelley, Historic Elizabeth, 1932, are evidently based on Hatfield. We have been unable to identify the "Mrs. Noel" mentioned in Murray's account of 1844 as being the friend of the murdered pastor and as residing in the house, here surveyed, in 1781. No deeds in this surname are found on record referring to this house, and we assume that she was a tenant of the owner; whether the latter was the heirs of Joseph Woodruff Jr. or Elias Boudinot at that time cannot be determined from the public records. But the clue identifying the house of Mrs. Noel as that later of Elias Boudinot is found in Murray's further statement that it was "Now the residence of Miss Spalding" in 1844, for sufficient evidence of this "Boudinot Mansion" being tenanted by Miss Clarissa D. Spalding 1844-1854 appears hereafter in the report on the chain of title.

GENERAL WASHINGTON IN ELIZABETH 1789.
(See Addenda on page 25.)

We have been unable to discover the source of the account of General Washington being entertained "At luncheon" in this Boudinot Mansion on 23 April 1789, on the way to his inauguration in New York City as President of the United States of America, and must accordingly hold the modern writers of such an occasion responsible for the facts. Washington's diaries from 1748 to 1799 have been published in 1925, but the manuscript for the period 3 February to 30 October 1789 had long been lost.

The earliest published mention of such an entertainment appeared in The Magazine of American History, in 1889 (vol. XXI, 365.), entitled "Washington's Historic Luncheon in Elizabeth", written by Mrs. Martha J. Lamb. This is a romantic story*, without any references to source material being cited, and it is illustrated by a sketch purporting to show the Boudinot House as it appeared before the deplorable remodelling some 19 years previous. Quite evidently the un-named artist never saw the original house, for he shows no less than twelve windows in the end wall, a gambrel-type roof, and four puny chimnies, none of which features are warranted by an architectural knowledge and examination of the house's fabric. The two lateral wings which are described in the advertisements of its sale in 1769 and 1772 (see page 8) are not even suggested in this drawing which has accordingly misguided many by its reproduction in accounts of this house issued since 1889 and as late as 1926.

* * * * *

* Incidentally, W.R. Dix in Proceedings of the Union County Historical Society, vol. 2, page 123, cites this article and makes correction of the statement that the Boudinot House was reached in 1789 by a driveway from Elizabeth Avenue as there was no Jersey Street, thus:--"How Mrs. Lamb came to make such a mistake, it is difficult to understand, as the street is one of our oldest, and there were houses on it from a very early time."

Similar to Mrs. Lamb's story are those in W.J. Mills, Historic Houses of New Jersey, 1902; L.R. Field, Historic Sketch of Boxwood Hall, 1926; Dr. A.L. Johnson, Washington at Elizabethtown; and F.B. Kelley in Historic Elizabeth, 1932. It is remarkable that such an occasion as Washington being formally entertained and escorted in Elizabeth is not mentioned in the earlier writers, Murray 1844, DeHart 1848, and Hatfield 1868. Nevertheless, a bronze tablet was applied to the front of this house, bearing the text :- "The Boudinot Mansion in which Gen. Elias Boudinot entertained Gen. Washington at Luncheon, April 23, 1789, on his way to his inauguration in New York as first president of the United States. Erected by Boudinot Chapter Daughters of the American Revolution, April 23, 1899." It was removed in restoring the house 1942.

Dr. Arthur L. Johnson, in his booklet cited above, says "No one has written the annals of Washington's luncheon. One statement survives :- 'The newly elected president occupied the chair of state and it is probable directed the discussion', and advises that this is "purely traditional."

Town Point

That General Washington was in fact at Elizabeth, on 23 April 1789 and that he made his way thence to New York City in a flotilla of boats and barges is described in a letter written by Elias Boudinot dated the next day at that city and addressed to his wife in Elizabeth, including this remark : "You must have observed with what propitious gales we left my beloved shore and glided across Newark Bay." (k) Boudinot's very brief "Journal while in Congress" states that he went in the barge with Washington

BRIEF OF TITLE TO 1073 EAST JERSEY STREET, 1800-1941.

(I) Mortgage dated 25 September 1800 by which Jonathan Dayton (m) of Elizabeth Town, Essex County, N.J., conveys to Elias Boudinot of the city of Philadelphia, Esq., as security for the payment of \$6000 on or before 1st June 1802, with interest at 7%, two tracts in Elizabeth Town. The first of these is described as having its boundary line beginning on the north side of the street from Golden Hill to David Ogden's, at a stake in the line of said street, being the southeast corner of a lot in possession of Isaac Woodruff*, thence (1) north 20 degrees east along said Woodruff's line and in the line of land belonging to Ephraim Whitlock (b) to the land of Joseph Woodruff, thence (2) easterly along said Woodruff's line to the land of Anthony Price, thence (3) southerly along his line to the said street, thence (4) westerly along said street to the place of beginning. (No more definite description, acreage, or recital of title appears in this mortgage.) The second tract is described as lying on the west side of the road to Newark, bounded north by land of General Dayton, west by Elizabeth River, and south by E.P. Dayton. (Essex County Mortgage Book E., page 490.)

* In reference to this lot of Isaac Woodruff Esq., see footnote p.9.

(m) Jonathan Dayton, b. 16 Oct. 1760, d. 9 Oct. 1824, intestate, at Elizabeth, N.J., son of Gen. Elias Dayton of that town, and was buried in the family vault at rear of First Presb. Church. He

Note. The above mortgage probably covers the purchase price of one or both tracts, in which case it can be assumed that Boudinot had conveyed one or both to Dayton by a deed of same date. Unfortunately, no such deed conveying the tract on East Jersey Street described therein appears on record ; hence Boudinot's ownership thereof cannot be proved. The only reference to his purchase of that property is found in the historical accounts of 1844 and 1868, quoted on pages 1 and 2 hereof. That Dayton did not acquire that tract before 1795 is indicated by a deed of 13 July of that year by which he conveys to "The Honorable Elias Boudinot of the same place, Doctor of Laws" for 1100 pds. a house and lot on the north side of Water Street, near the Court House Square, "upon which the said Dayton has for the last twelve years resided", (Essex Co. Deed Bk. D, p. 240), **Elias Boudinot "of Elizabethtown, counsellor at law"**, conveyed the same to Abraham Clark, practitioner of physic, of same place, by deed of 28 September following.

(2) Mortgage dated 31 May 1822, in which Jonathan Dayton conveys to (his son-in-law) Oliver H. Spencer, both of Elizabeth, as security for the payment of \$5400 in two years, a tract of land "In the east part of the said town, containing between four and five acres of land and including the present mansion and dwelling house of the said J. Dayton , with all and singular the outbuildings and other improvements of every description thereon, bounded south by the street called and known as Jersey Street, on the west by lands of J.M. Jaques* and Ephraim Whitlock (b) and Col. Armstrong* and (James) Woodruff, on the north by lands of James Woodruff and the estate of Anthony Price decd., and on the east by lands belonging to the estate of the said deceased Anthony Price and now in the possession and occupation of his widow and children." (Essex County Mortgage Book O, page 491.) Note : This mortgage was foreclosed by the executors of the mortgagee in 1826 and the property passed thereby into the actual possession of General Jonathan Dayton's daughter, the widow of Oliver H. Spencer.

(n) continued.) grad. College of N.J. 1776, was paymaster in the army 1778-79, Capt. 1780, member of N.J. Legislature , speaker of same 1790, member of Constitutional Convention 1787, of U.S. Congress 1787-89 and 1791-99, speaker of same 1795-99, member of U.S. Senate 1799-1805, apptd. Brig. Genl. by Presdt. Adams, honorary Ll.D. from Princeton 1798. He mar. Susan Williamson and had issue : Susan W. Dayton 1782-1804 who mar. 1803 the Rev. Fredk. Beasley, rector of St. John's Ch., Elizabeth, N.J.; and Hannah Dayton who mar. 1st. 5 Aug. 1813 Dr. Oliver H. Spencer and 2nd. George R. Chetwood. (E.F. Hatfield, History of Elizabeth, 1868, p. 662. D.A.R. Lineage Book No. 124, p. 37. W.W. Clayton, Hist. of Middlesex and Union Counties, N.J., 1882, pp. 96-97 with portrait. Susan Dayton was allowed U.S. Pension 18 Aug. 1836 for the services of her late husband Jonathan Dayton as paymaster and captain in the Revolutionary War (Genealogical Magazine of N.J., III, 159.)

*Moses Jaques purchased from the estate of Andrew Woodruff, by Sheriff's deed of 2 May 1821, a lot "Between the homestead of the late Isaac Woodruff decd. and General Jonathan Dayton, binding on Ephraim

(3) Administration upon the estate of Jonathan Dayton, deceased intestate, was granted 18 November 1824 to (his widow) Susan Dayton and Stephen P. Britten. In a report of settlement of the estate, it appeared that the claims against it amounted to \$54,157.67, and the Orphans Court adjudged it insolvent. The Inventory of the personal estate of "The late Gen. Jonathan Dayton of Elizabeth Town", Essex County, N.J., taken 30 November 1824, listed horses, cattle, coaches, farming utensils and produce, household furniture (not listed by rooms), 3 colored slaves (\$325), at a total appraised valuation of \$3259.54, including some articles "Sold at auction".

Note :- "Lafayette who, on his last visit to this country, in 1824, after spending the night with General Dayton in the Boudinot house on the other side of the street, was breakfasted the next morning in the . . . Belcher house. Lafayette, in a letter to his kinsman, known here as the Chevalier d'Anterroches, my great grandfather, speaks of the two eminent men living on this street as "Mes bon amis Dayton et Odgen". (W.R.Dix, 1923, published in Proceedings of the Union County Historical Society, I, 75.) The date of Lafayette's stay with Dayton in the Boudinot house is given as 23 September 1824 in L.R.Field's Historic Sketch of Baxwood Hall. General Dayton died 9 October in that year.

(4) Deed dated 1st July 1826 : Estate of Jonathan Dayton, deceased, by Sheriff to Peter Kean and Hannah Spencer, executors of the will of Oliver H. Spencer (n) deceased, the highest bidders at \$8000 at a public sale of the property held on 28 June 1826 at the house of William I. Craig, innkeeper, in Elizabeth Township. Recites Chancery Court order in the case of Peter Kean, Oliver M. Spencer, Richard Reff, and Hannah Spencer, executors of Oliver H. Spencer decd., complainants, and Stephen P. Brittain and Susan Dayton, administrators of the estate of Jonathan Dayton decd., Hannah Spencer, Susan D. Beasley, Hannah Gibbons and Susanna Newbold, defendants, that the complainants are entitled to \$11,112.86, the principal and interest due 8 April 1826, with costs of suit, to be raised by the sale of the mortgaged premises. Description of the property hereby conveyed is the same as that in the mortgage, item (2) above. (Essex County Deed Book A-4, p. 385.)

Whitlock's garden at the north end and in front on the main street." Andrew Woodruff sold to Peter Kean in trust for Margaret the wife of William Armstrong, by deed of 1st April 1813, a lot on the east side of Meadow St. (Madison Ave.) having 120 feet front and 158 feet depth, bounded north by lands of Nathan Woodruff decd., east by Jonathan Dayton Esq., south by Ephraim Whitlock. The site of Nathan Woodruff's house, no. 145 Madison Ave., which house was built before 1765 and demolished in 1927, is now occupied by the Y.M.C.A. building, says Dr. F.B.Kelley in Historic Elizabeth 1664-1932, page 29.

(n) Dr. Oliver Hatfield Spencer, b. 12 Sept. 1781, d. 19 May 1824, son of Robert and Deborah (Hatfield) Spencer of Elizabeth,

(5) Deed dated 6 November 1835 : George R. Chetwood and wife Hannah Chetwood, formerly Hannah Spencer executrix of Oliver H. Spencer deceased, all of Elizabeth Town, Essex County, N.J., to (her son) Robert D. Spencer of same place, conveying to him for \$6900 certain property in that town, "The same being the late homestead of Jonathan Dayton, deceased", and reciting the deed of 1st July 1826, above abstracted. Description of the property lines appears thus :- Beginning at the southwest corner of the lot belonging to the heirs of Peter Kean, Esq., deceased, on the north side of Jersey Street, thence (1) north 59 degrees 15 minutes west 348.6 feet, thence (2) north 28 degrees 30 minutes east 60 feet, thence (3) north 22 degrees 15 minutes east 174 feet, thence (4) south 69 degrees 50 minutes east 48 feet, thence (5) north 19 degrees 30 minutes east 355 feet, thence (6) south 61 degrees 15 minutes east 291 feet, thence (7) south 19 degrees 50 minutes west 448 feet, and thence (8) south 25 degrees west 159 feet to the place of beginning. Containing 148,306 square feet. (Essex County Deed Book A-4, p. 387.) This is the earliest description of the boundary lines by courses and distances found on record.

By deed of 2 November 1835, Susan Dayton, widow of General Jonathan Dayton, of Elizabeth Town, gave her quitclaim to (her grandson) Robert D. Spencer, abovenamed grantee, for the same property, describing it the same as in the deed above. (Essex County Deed Book A-4, p. 381.)

(6) Deed dated 3 November 1835 : Robert D. Spencer and wife Elizabeth O. Spencer, of Elizabeth Town, Essex County, N.J., to William C. DeHart (O) of New York City, conveying to him for \$6900 "That dwelling house" and lot of land in Elizabeth Town, describing it the same as in the deeds above abstracted. (Essex County Deed Book A-4, p. 375.)

N.J., mar. 5 Aug. 1813 Hannah Dayton, dau. of Genl. Jonathan Dayton of same place, and had issue viz. Robert D. bap. 5 Aug/ 1813, Mary G. born 2 Apr. and bap. 7 Aug. 1817, Susan W.D. b. 22 Feb. and bap. 11 Apr. 1819, and Anne O. bap. 9 May 1824. (W. O. Wheeler, The Ogden Family in America, 1907, pp. 130 and 236. Register of St. John's Ch., Elizabeth, publ. in The Genealogical Magazine of New Jersey, vols. V, VI, and VII.)

(o) William C. DeHart, author of Passages in the History of Elizabeth, publ. 1846 in the Essex Standard, Newark, N.J., (quoted above in regard to the funeral of the Rev. James Caldwell in this house in 1781) was Captain in 2nd Regt. of U.S. Artillery, who while on service in Mexico contracted the illness of which he died in Elizabeth 21 April 1848; gravestone in St. John's Chyd.; son of Capt. Cyrus DeHart 1757-1831, and served on the staff of Genl. Winfield Scott. In 1835, W.C. DeHart acquired land fronting on the north side of Jersey St. 348 ft. 6 in., extending north to and including part of what is now Lafayette St., in which tract stands "Boxwood Hall", now the Home for Aged Women (no. 1073). He built for his home the second house (1081) west of Boxwood Hall and there his widow lived many years. His son,

(7) The Will of William C. DeHart of Elizabeth, N.J., dated 4 March 1848 and proved 10 May 1848, devised to wife Mary V. during her widowhood, and until the youngest child arrived at age 25, the use of all his estate, "The house and premises where I now reside, including the land bounded by a straight line beginning in the northerly side of Jersey Street at a point in the present division line or fence between the premises on which I reside and the house and premises occupied by Miss Spaulding (p) , thence north in a straight line with the said fence to land of William Woodruff, being the whole depth of my land, thence west along said Woodruff to the division line in the westerly side of my land, thence along said line and the line between me and James Earl (1085 E. Jersey St.) and others to Jersey Street, thence east along said street to the place of beginning" to my son William C. DeHart and his heirs and assigns when he arrived at age 25. The residue of the estate was devised to his son Harry V. DeHart and his heirs etc. when the youngest child arrived at 25. Personal property to daughter Alice DeHart. (Essex County Will Book H., p. 628.)

O.K. (7¹) Capt. Henry V. DeHart devised all his real estate to his mother Mary H. DeHart and brother Wm. C. DeHart by Will 29 Aug. 1861.

also Capt. William C. DeHart, an officer in the revenue service, built the house next west (no. 1077) of Boxwood Hall and also the row of brick dwellings east of it. (From Editor's preface to reprint of "Passages in the History of Elizabeth", in Proceedings of the Union County Historical Society, vol. II, 18.)

(p) "Perhaps the most famous girls' school was kept by Miss Spaulding, at first in what is now the Home for Aged Women in East Jersey Street, and later in the building on South Broad Street in which a boarding house is now conducted by Miss Parrott. This school later passed into the hands of Miss Ranney, and later still was carried on by Miss Purviance." (W.R. Dix in Proceedings of the Union County Historical Society, vol. 2, p. 124, publ. 1932.) Clarissa Dunlap Spalding, born 21 June 1805, daughter of Stephen and Molly (Leffingwell) Spalding of Enfield, Conn., died 19 September 1860, unmarried, in Elizabeth, N.J. (C. W. Spalding, The Spalding Memorial, 1897, p. 347.) and was buried in the First Presbyterian Churchyard there, with gravestone marker, leaving a will dated 21 March 1848 devising her estate to her niece Mary E. Allen. By a deed of 29 May 1854, C. D. Spalding purchased the lot at the southwest corner of Broad and Pearl Streets in Elizabeth, having a frontage of 150 feet on Broad and extending westward 189 feet to Liberty Street., evidently for her school as mentioned above. Her occupancy of the Boudinot house at 1073 East Jersey Street, here considered, can thus be estimated as at least from 1844 to 1854.

(8) Mortgage dated 1st August 1874 : William C. DeHart (q) of the City of Elizabeth, Union County (r), New Jersey, and wife Minna W., convey to The Washington Life Insurance Company of New York City, as security for the payment of \$16,000, a lot with the buildings thereon, in the fifth ward of the city of Elizabeth, beginning at a point 234.08 feet east from Madison Avenue on the north line of East Jersey Street, thence (1) along said street south 56 degrees 31 minutes east and south 59 degrees and 19 minutes east 89 feet 9 inches to other land of mortgagor, thence (2) along said land north 28 degrees 7 minutes east 250 feet to land now or late of Mrs. James Moore, thence (3) along her land westerly 89 feet 9 inches to other land of mortgagor, and (4) along said land south 28 degrees 7 minutes west 250 feet to the place of beginning. (Union County Mortgage Book no. 35, page 14.)

(9) Deed dated 7 May 1877 : The estate of William C. DeHart and others, by Sheriff to George N. Stebbins, conveying to him for \$12,500 the lot having 89 feet 9 inches frontage on the north side of East Jersey Street in Elizabeth, N.J., by 250 feet depth, described the same as in item (8) above, sold by order or court to satisfy the mortgage and interest due, \$17,172.89. (Union County Deed Book no. 118, p. 88.)

(q) The published Directories of Elizabeth contain the following evidence on the occupancy of Boudinot house, no. 100 E. Jersey St. (changed to no. 1073 in 1875), as also of the W.C. DeHart Sr. house, no. 92 (1081), and of the W.C. DeHart Jr. house, no. 94 (1077) :-

- 1866- Mrs. W.H. DeHart, 92 Jersey St.
- 1868- Mary DeHart, widow of William, 92 E. Jersey St.
William C. DeHart, 100 E. Jersey St.
- 1869- Mrs. M.H. DeHart, 92 E. Jersey St.
Mrs. W.C. DeHart, 100 E. Jersey St.
- 1870- Mrs. M.H. DeHart, 92 E. Jersey St.
Capt. William C. DeHart, 94 E. Jersey St.
- 1871- Mrs. M.H. DeHart, 92 E. Jersey St.
William C. DeHart, 98 E. Jersey St.
Miss Sally Palmer, boarding-house, 100 E. Jersey St.
- 1872- Mrs. M.H. DeHart, 92 E. Jersey St.
Miss Sallie Palmer, boarding house, 100 E. Jersey St.
- 1873- Mrs. M.H. DeHart, 92 E. Jersey St.
William C. DeHart, 98 E. Jersey St.
Miss Sallie Palmer, boarding, 100 E. Jersey St.
- 1875- Mary H. DeHart, wid. W.C., 1081 E. Jersey St.
Captain W.C. DeHart, 1077 E. Jersey St.
Miss M. Palmer, boarding house, 1073 E. Jersey St.
- 1876- Mary H. DeHart, wid. William, 1081 E. Jersey St.
Wm. C. DeHart, sea-captain, 1077 E. Jersey St.
- 1877- Miss S.M. Palmer, Boxwood Hall, boarding house, 1073 E. Jersey

(r) Union County was created from Essex County 1857, consisting of Elizabeth and the townships of Rahway, Union, Westfield, Plainfield, New Providence, and Springfield.

(IO) Deed dated 9 May 1877 : George N. Stebbins and wife, of New York City, to The Washington Life Insurance Company of same city, conveying to them for \$12,500 the same property last above mentioned. (Union County Deed Book no. 120, p. 548.)

(II) Deed dated 31 March 1883 : The Washington Life Insurance Company of New York City to The Home for Aged Women, of Elizabeth, New Jersey, conveying to them for \$15,000 the same property above described, 69 feet 9 inches front by 250 feet depth. Union County Deed Book no. 160, p. 262.) By deed of 21 Oct. 1887, Mary E. DeHart released to the said Home all claims for an annuity devised to her in the will of her late brother, William C. DeHart Sr.

(I2) Deed dated 29 November 1940 : The Home for Aged Women, in the city of Elizabeth, N.J., to Boxwood Hall Memorial Association, conveying to them the same property above described, 69 feet 9 inches frontage on the north side of East Jersey Street in Elizabeth by 250 feet depth. (Union County Deed Book no. 1413, p. 591.)

(I3) Deed dated 7 October 1941 : Boxwood Hall Memorial Association, incorporated, (Sigurd Emerson, presdt.), to The State of New Jersey, conveying the same property abovesaid, "For the uses and purposes of preserving thereon by the party of the second part, its successors and assigns, the building known as Boxwood Hall, the former home of Elias Boudinot." (Union County Deed Book no. 1439, p. 610. Recorded at request of Commission on Historic Sites.)

* * * * *

RESTORATION OF BOUDINOT MANSION 1942.

In March 1942, the restoration of the house by removal of the third and fourth stories which had been superimposed upon the venerable structure in 1870 to transform it into a boarding-house was undertaken by the custodians, The Commission on Historic Sites, using the skilled labor supplied by the Work Projects Administration to execute the work required by the drawings prepared by The Historic American Buildings Survey, Herbert N. Moffett, Archt., State Supervisor. The Survey had previously made measured drawings of the structure as one of 600 selected examples of buildings of historic and architectural value in New Jersey; these have been deposited in the Library of Congress, with blueprints thereof in the State Library at Trenton. The work of restoration of this house has been carried on under the personal direction of Mr. Moffett, architect to the Commission, with an advisory committee composed of Mr. Fiske Kimball, the curator of the Philadelphia Museum of Art, and Mr. Pedersen, Architect. Mr. Lewis D. Cook was assistant and draftsman of the interior woodwork, for Mr. Moffett.

This house is found to be the remaining central unit from each end of which extended a large two-story wing as described in the advertisement of its sale in 1772. The discovery of the jamb and header framing of a former passage door in the end

wall of the rear parlor, by removal of plaster and modern lath of the recess at the right side of the fireplace, as also the existence of second-hand pieces of wood (baseboard trim) used as scantling to which the shingles were nailed to form the outside covering of the wall just above that door, in the second story, are indications of a wing having formerly extended from that west end wall of the existing house. Excavations in the alley at each end of the house were not made, as would be necessary to trace probable foundations of the former wings there.

With these two wings, the house could well have accommodated Miss Spalding's Female Seminary, as it is known to have done in 1844-1854. These probably still existed in 1869 when the owner, Capt. William C. DeHart 2nd, occupied the house, for the kitchen cannot be found in the remaining central unit. It is apparent that these wings were demolished in 1869-1870, when he erected the houses so close on either side of the remaining unit. Evidently also at that time, he added the two-story rear service wing and superimposed two stories on the old house, for it was listed in the City Directory of 1871 as Miss Sally Palmer's boarding-house, and with the name "Boxwood Hall" added to her listing in 1877. In confirmation of this remodelling of the house, we are informed by an official of The Home for Aged Women that these two upper stories existed when the property was acquired by the Home in 1883.

Upon removal of the lath and plaster from the end walls of the fourth story, the original chimnies were revealed, and marked upon their faces by black tar roofing cement were the sloping lines of the former gable roof. A cord stretched along these reached the old plate of the front and rear walls, and the new rafters were accordingly set in that exact position. This reproduced gable roof was erected inside the shell of the third and fourth stories before complete demolition of those stories exposed it to view. In this way the old house was never roofless and exposed to rain during the reconstruction.

The rafters and ceiling joists of the piazza which extended along the rear of the house, up to the kitchen wing, were found to be of obviously later date than the house. During the removal of the porch roofing, the entire structure collapsed, revealing between its roof and ceiling the red-painted shingles of the house wall in contrast to the drab color later applied over the exposed shingles. The fact that this porch roof was thus revealed as having been nailed to the face of the shingles instead of into the structure of the wall proved that it was of later origin.

Upon removal of the rear kitchen wing, the plaster on the outside of what had once been the rear wall of the rear dining room was taken off to be replaced with shingles. In doing this, an original window frame was discovered still in position in the wall and is now restored to view with replica small-paned glass lights as in all other windows of the house.

In the main parlor, the front two windows and the third in the left-hand recess beside the fireplace were found to be of sash-weight construction and with woodwork trim obviously of the period 1860-1870. They were longer than those in the story above (which are certainly original) and not set directly under them as they should be. These windows were accordingly removed and replaced by replicas of those original ones remaining above them. The third window, in the end wall of that room, with its delicately molded flaring jambs on the interior, balanced by a similarly recessed mirror at the right side of the fireplace, were likewise condemned. In removing their interior wood trim further evidence that they were not original was discovered in wall-paper of the period 1825-1840 remaining under that trim, and the evidence of lath and plaster having been sawed through from ceiling to floor in order to insert the window and mirror recess. Wall-papering in the other rooms was obviously modern and has been removed with the wooden picture-rail from the cornice. Fragments of a wall-paper of early style were found in removing the partition which had been installed in 1870 to form a small room at the front of the second story hall, where the studding had been set against the papered old side walls.

In the other front room, that evidently called the Crimson Room in the inventory of the personal estate of Joseph Woodruff in 1789, the dining-room according to the furniture described therein, nothing of the original woodwork was found remaining except parts of the panelled dado and the door-frame, even the door having been removed. The mantel and the delicately bulging pilasters of the arched alcove at either side of it, are evidently of early 19th century origin, but have been retained as having been associated with General Jonathan Dayton's occupancy of the house, 1800-1824. Restoration in this room has been limited to reproduction of the original windows with their sash and trim in harmony with the old ones existing above, closing the twelve-feet wide archway which had been cut to throw the front and rear rooms into one large dining room, supposedly in the remodelling of 1870, and patching out the woodwork dado. The plain wood cornice was removed as not being original.

In the rear parlor, the closets on either side of the fireplace are restorations designed to accommodate the one pair of doors which bore the same blue paint as the rest of the woodwork in this room but had been taken to form a china closet in the rear dining room corner and painted white. This house is remarkable for having two closets in each of six rooms; possibly originally in all eight. It seems likely that there was a closet at each side of the fireplace in the main parlor, possibly a semi-circular china closet, for upon removing the mirrored recess the rough masonry wall was exposed and found to be incurved instead of laid to a straight line. The manner in which the pilaster at each side of the mantelpiece overlaps the corner is further indication that some kind of woodwork forming a closet adjacent has been removed and the cornice altered accordingly.

In the chief bed room (evidently that of Samuel Woodruff Esq. in 1768), directly above the main or "common" parlor, the closets are restorations. Here, the profile of the pilaster and its entablature were found clearly outlined by paint on the wood-work casing the corner of the fireplace, while the outline of the molded door-frame appeared likewise on the floor. The original closets had been removed when a window at the left hand and a bath-room at the right hand of the fireplace were inserted in 1870. All window shutters are reproductions; none having remained of the originals excepting the wrought-iron hangers of three lower rear ones.

References : Search of title in land and probate records of Essex and Union Counties, by the undersigned.

Published accounts relating to the house and its owners as noted in footnotes.

Leuris H. Cook B.Sc. in Arch.
Supervising Historian
25 July 1942.

Approved

Seymour Williams, F.A.I.A.
District Officer, H.A.B.S.

A D D E N D A - Page 9- The Ledger of Elias Boudinot Jr., which has recently come to the attention of the writer of the above, contains this conclusive item under date Nov. 1, 1772, viz. - "To purchase money paid Benjamin Woodruff and John Barns of whom I bought Dwelling House & Lot - 892: 1: 6. To ditto paid for widow's dower - 102: 0: 10. (Total) - 994: 2: 4." Evidently Woodruff and Barns had bought in this property at the sheriff's sale on 28 April 1772, for they advertised a public sale of it to be held on 6 October 1772, as see newspaper abstract published in N.J. Archives, 1st. series, XXVIII, 142 and 265.

Page 10- Governor Franklin escaped confinement in this house by being induced to sign his parole, and remained in his home at Perth Amboy until arrested on June 17, 1776. See Peter Force, American Archives, 4th series, IV, 621.

Page 15- Mrs. Lamb's tale of 1889 is discredited by the eyewitness dispatch dated Elizabeth, April 29, 1789, published in the newspaper, Pennsylvania Packet, and reprinted in W.S. Baker, Washington After The Revolution 1884-1799, page 128, in which a "repast provided by the gentlemen of the town" at Samuel Smith's hotel, "after which he waited on the Committee of Congress at Mr. Boudinott's" etc. is recorded. L.D. Cook, 4/18/43.

ADDENDUM TO
BOUDINOT MANSION
(BOXWOOD HALL)
1073 East Jersey Avenue
Elizabeth
Union County
New Jersey

HABS No. NJ-476

HABS
NJ,
20-ELI,
11-

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